

Wendell Rigby

October 13, 2022

Wasatch County Planning and Zoning Department, 35 S 500 E Heber City UT 84032

Wasatch County Planning Commission, 35 S 500 E Heber City UT 84032

Wasatch County Council, 25 North Main Street Heber City UT 84032

Wasatch County Attorney, Civil Division, 805 W 100 South, Heber City UT 84032

Please distribute a copy of this letter to each Planning Commissioner and each County Council Member and appropriate employees in the PZD and County Attorney's Office

RE: Proposed Mormon Temple

Commissioners, Council Members, Planning and Zoning Staff, County Attorney,

On September 22nd 2022, a member of the Wasatch County Council emailed me a response saying "Carl, I believe churches and temples are allowed by current zoning", referring to the proposed 17 acre property.

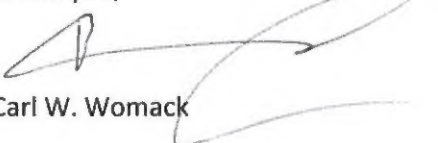
There is a precedent of approval for neighborhood churches being built in Heber Valley in residential areas. The footprint including parking is about an acre of land. It appears that the building height is maybe 30-35 feet high which would conform to the maximum building height in residential zoning. The spire is maybe 20-25 feet high which was likely approved on some basis since the total height exceeds the 35 feet.

There is NO precedent for a temple in Heber Valley. The footprint of the temple is 1700% larger with 17+ acres of land. The building height would be 85 feet or 300% taller and would not be in conformity with the 35-foot height restriction in residential zoning. The proposed spire is 100 feet on top of the building and would be 400-500% taller than the spires on neighborhood churches and **150-feet** above the residential height restriction. The parking lot and parking spaces are maybe 400% greater than a neighborhood church. An acre or two of asphalt for parking of vehicles.

A neighborhood church and a temple are very different. They are not comparable, that is clear. They are not the same. There is no precedent for a temple in a residential area in Heber Valley or anywhere in Heber Valley. Concluding that the current zoning allows temples, prior to the legal process, hearing from opposition, deliberation, and due consideration, is a premature conclusion. It is not borne out by the very significant differences and distinctions outlined above. These major differences cannot be ignored or dismissed.

A temple is not compatible with the surrounding residential uses and communities. The concerns of surrounding residential homeowners need to have an equal or greater voice than the applicant. Civil law dictates that the burden is on the applicant and no favor, or bias, or preference is owed to the applicant.

Thank you,



Carl W. Womack